



AGENDA MEMORANDUM

Action Item for the City Council Meeting November 9, 2021

DATE: October 29, 2021

TO: Peter Zaroni, City Manager

FROM: Tammy Embrey, Director Intergovernmental Relations
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Resolution to submit DEAAG Grant Application to the Office of the Governor for Clear Zone Easement Acquisition at NOLF Cabaniss Field

CAPTION: Resolution authorizing the submittal of a grant application totaling \$800,000 to the Office of the Governor for funding from the Texas Military Preparedness Commission's Defense Economic Adjustment Assistance Grant Program with and a matching contribution from the City of \$800,000 for easement acquisition, real estate transaction costs, project management and grant administration services.

SUMMARY:

The project would fund the acquisition of a restrict use easement in a runway clear zone to protect flight training operations at Naval Air Station Corpus Christi's (NASCC) Navy Outlying Field (NOLF) Cabaniss Field. The restrictive use easement would secure a 51.85-acre site outside the city limits of the City of Corpus Christi (City) in unincorporated Nueces County and thus outside of municipal authority to prevent incompatible land development which could threaten the future of military flight training operations at the only multi-engine primary flight training field in the entire U.S. Navy. The easement property is the sole remaining piece of property in the clear zone not owned or controlled by the U.S. Navy. The City would hold title to the easement and be responsible for enforcing the terms of the easement.

BACKGROUND AND FINDINGS:

Cabaniss Field, which began as a flight training field in July 1941, contains two Class A runways (, an air traffic control tower and a fire station on the 971-acre site. NOLF Cabaniss is approximately 8.6 miles (12.9 km) west of the Naval Air Station. The field is in the primary growth corridor for the City of Corpus Christi immediately north of Oso Creek. According to the City's London Area Development Plan adopted in March 2020, the property subject to the proposed restrictive use easement is mostly located within the 100-year flood plain. However, some of the property fronts Weber Road (Farm to Market Road 43) and could include low- and medium-density commercial development promoted by street and infrastructure improvement projects, the availability of quality schools in the London Independent School District (ISD) and

rapid residential development. London ISD has added 452 students between 2015/16 and 2020/21, an increase of 54.6 percent. Since 2010 existing home sales in the London ISD have more than tripled. The school district has 15 actively building residential subdivisions and three more in the planning stages. It is imperative with this explosive growth projected in this area to protect the Clear Zone for NOLF Cabaniss Field from incompatible developments which might threaten its mission and operations.

Since the 1980s, the City prioritized protecting the Navy Flight training fields in our areas from encroachment by incompatible development by acquiring land in AICUZ studies Clear Zones for three airfields used by NASCC for flight training operations – Truax Field on NASCC, NOLF Waldron Field and NOLF Cabaniss Field. The City held those tracts of land to protect private development and prevent incompatible development. The City also adopted Joint Land Use Studies (JLUS) and ordinances in its Unified Development Code (UDC) to establish zoning regulations to ensure compatible development.

The Navy’s Community Planning and Liaison Officer was added as an ex-officio member of the City’s Planning and Zoning Commission to improve communication between the City, Navy and the development community. Because of this cooperative approach, the Navy has been able to successfully engage in discussions with proposed project developers early so potential encroachments might be mitigated before they become a problem or cause a conflict with Navy mission and operations. The City also established an Airport Zoning Board to provide land use regulatory protections in areas adjacent to the three Navy training fields and the Corpus Christi International Airport. Finally, in 2017, the City received Congressional authorization in the National Defense Authorization Act and completed a land swap in 2021 with the Navy to exchange more than 40 acres of City-owned land in Clear Zones and APZs for Truax, Waldron and Cabaniss Fields to the Navy in exchange for approximately 44 acres of surplus Navy property.

The 2020 AICUZ Study was developed based on the projected aircraft operations (projected out to year 2030). Clear Zones for a Class A Runway are 3,000 feet immediately beyond the end of the runway and 1,000 feet wide. Clear Zones should remain undeveloped. APZ 1 is an area beyond the Clear Zone 1,000 feet wide and 2,500 feet in length and may be either rectangular or curved to conform to predominant flight tracks. APZ 2 is the area beyond APZ 1 that also measure 1,000 feet wide and 2,500 feet in length, It may be either rectangular or curved to conform to predominant flight tracks.

This proposed DEAAG project by the City follows Navy AICUZ policy guidance by seeking a restrictive easement in the Clear Zone and APZ 1 of NOLF Cabaniss Field.

PROJECT COST LEVERAGE	DOLLARS	PERCENTAGE
DEAAG	\$ 800,000	50%
CITY OF CORPUS CHRISTI	\$800,000	50%

ALTERNATIVES: Council may choose to not approve the resolution resulting in a need for NASCC to find alternative funding for this project.

FISCAL IMPACT: The City of Corpus Christi will provide a contribution of \$800,000 that includes an in-kind contribution of \$99,775 which will cover project management and grant administration for the project to oversee the real estate transaction and grant compliance reporting.

Funding Detail:

Fund: 3543 – Texas Military Preparedness Commission CO Fund

Organization/Activity: 220133543EXP

Mission Element:

Project # **(CIP Only):** 22013 DEAAG NOLF Cabaniss Easement

Account: 550701 & 530010

Amount: \$800,000

RECOMMENDATION: Staff recommends approval of the resolution

LIST OF SUPPORTING DOCUMENTS:

Resolution

Aerial Map of property and Cabaniss Field